



# PLANNING COMMISSION

## MINUTES OF THE MEETING

### MEETING SUMMARY

Thursday, January 28, 2015

City of Sammamish Council Chambers

### COMMISSIONERS PRESENT

Ryan Kohlmann

Larry Crandall

Shanna Collins

Philip Cherian

Frank Blau

Eric Brooks

### CALL TO ORDER

Chair Kohlmann called the Sammamish Planning Commission meeting to order at 5:00 pm.

### APPROVAL OF AGENDA AS DISCUSSED: Approved 6:0

### APPROVAL OF MINUTES: 01/14/2016: Approved 6:0

### PUBLIC COMMENT: (3 Mins) – None Given

### DIRECTORS REPORT – NONE GIVEN

### STAFF PRESENT

Jeff Thomas, Community Development Director

Evan Maxim, Senior Planner

Robin Proebsting, Associate Planner

Debbie Beadle, Community Development

### OLD BUSINESS

#### **Dimensional Standards for Single Family Homes**

#### **Public Hearing/Deliberations**

*Evan Maxim, Senior Planner*, opened this evenings meeting with a presentation as follows:-

#### **Timeline**

- ▶ **November 5, 2015:** Introduction
  - ▶ **December 3, 2015:** Work Session
- ▶ **January 14, 2016:** Work Session
- ▶ **January 28, 2016:** Public Hearing and Deliberation

#### **Goals for Tonight**

- ▶ Review history of discussion
- ▶ Review Evaluation Forms E & F
- ▶ Public Hearing
- ▶ Deliberation & Recommendation

## History of Discussion

- ▶ Council scope: “Evaluate impervious surface limits in the R-4 zone (SMC 21A.25 – Density and Dimensions)”
- ▶ Review:
  - ▶ Floor-Area-Ratio (FAR), lot coverage, setbacks, and pervious surface
  - ▶ Peer jurisdictions and examples
  - ▶ Legal non-conforming protections
- ▶ Currently: Lot coverage, setbacks, impervious surface / pervious surface & landscaping

## Other Jurisdictions

Jurisdiction	Impervious Surface	Lot Coverage	Interior Setback	Rear Setback
<b>Sammamish (Currently)</b>				
R-4	55% (70%)	N/A	5'	N/A
R-6	70% (75%)	N/A	5'	N/A
<b>Sammamish (Draft)</b>				
R-4	40% (55%)	35%	5' / 7'	15'
R-6	50% (65%)	45%	5' / 7'	15'
<b>Redmond</b>				
R-4	60%	35%	5' / 10'	N/A
R-6	65%	45%	5' / 10'	N/A
<b>Issaquah</b>				
SF-S	40%	N/A	8'	10'
SF-SL	50%	N/A	6'	20'
<b>Kirkland</b>				
RS 7.2	N/A	50%	Side 5' / 15'	10'
RS 6.3	N/A	50%	5' / 15'	10'
<b>Bellevue</b>				
R-4	50%	35%	Side 15' (cumulative)	20
R-7.5	55%	40%	15' (cumulative)	20

## Legal Non-conforming Improvements

- ▶ Legal non-conforming improvements may be:
  - ▶ Continued in the manner they have historically been used
  - ▶ Re-built or replaced with 12 months (application to rebuild within 12 months of removal)
  - ▶ Modified provided a new non-conformance is not created
  - ▶ Expanded one time by up to 10% of the existing non-conformance

## Evaluation Forms E and F

- ▶ Evaluation Form E:
  - ▶ Lot coverage, setbacks, and limit impervious surface
  - ▶ Evaluation Form F:
    - ▶ Lot coverage, setbacks, and require pervious surface and landscaping of street setback
- ▶ Corrections needed?

## **Public Hearing**

### **Open Public Hearing at 6:30pm**

Jim Stanton 22533, SE 47<sup>th</sup> PI SE, Sammamish, WA 98075

Paul Stickney, 504 228<sup>th</sup> Ave SE, Sammamish, WA 98075

### **Closed Public Hearing at 6:47pm**

## **Deliberation**

- ▶ Evaluation Form E or Form F?
- ▶ Additional amendments to the policy direction or draft regulations?
- ▶ Accompanying recommendations?
- ▶ Chair / Vice Chair transmittal memo

The Commission commenced their deliberations with staff reviewing Forms E and Form F, additional amendments to the policy direction and draft regulations were also discussed with staff and the Commission.

### **Evaluation Form E or Form F**

**Motion:** Recommendation that we forward evaluation form F to the City Council.

Seconded.

Discussion commenced.

**Amendment to the Motion:** To required R4 pervious of 45%, R6 pervious of 35%.

Seconded.

Discussion commenced.

**Vote: 6:0 Motion carries.**

**Carry the Motion as Amended**

**Vote: 6:0 Motion Carries.**

### **Accompanying Recommendations**

Notes were taken by staff regarding accompanying recommendations from the Commission with regard to design standards for Single Family homes.

Staff will work with the Chair/Vice Chair on a date when the transmittal memo to the City Council would take place. It was noted for the record that Evaluation Form E details would also be included within the Transmittal Memo to the City Council.

### **Work Program Calendar**

*Evan Maxim, Senior Planner*, reviewed the Work Program Calendar with the Commission as follows:

At the 02/04/2016 Meeting two new Commissioners will be introduced and the appointment of the new Chair and Vice Chair positions will take place. This would follow with a Work Session on Marijuana introduced via David Pyle, Deputy Director Community Development and Mike Sugg, Marketing Analysis.

A public hearing/deliberation process would take place at the 02/18/2016 meeting on the Marijuana topic.

There will not be a meeting on the 03/03/2016 due to a Short Course on Local Planning at Bellevue City Hall on 03/02/2016. It is encouraged that all new Commissioners attend this training, and it is also open to any existing Commissioners to attend this valuable training as a refresher.

At the 03/17/2016 Planning Commission meeting the Impact Fee Deferrals would be introduced via a Work Session, continuing with a Public Hearing/Deliberation meeting at the 04/07/2016 Meeting.

Commissioner Blau expressed his appreciation and gratitude to Commissioner Kohlmann as this would be his last meeting of his four year term as a Planning Commissioner/Chair. A round of applause from the Commission and Staff was given to Chair Kohlmann as a sign of appreciation.

Motion to Adjourn

Meeting adjourned at 7:56pm

Chair: Ryan Kohlmann

PC Coordinator: Debbie Beadle

(Video Audio record 01/28/2016)

*Roberts Rules of Order applies: [RONR (10<sup>TH</sup> ed.), p. 451, 1. 25-28]*